

Villas of Oak Pointe Association  
Board of Directors Meeting  
Tuesday January 14, 2019 10:30 AM  
Oak Pointe County Club

Minutes

Board Attendees: Larry Jannon, Jon Evenson, Becky Libler (needed to leave early)  
Also present: Kristen Zhar (Kramer Triad),

I. Meeting called to order 10:33 AM.

II. Minutes of November 4, 2018 meeting were not available to approve. Becky is having a problem with her PC and is unable to retrieve the minutes. The minutes will be forwarded to the Board for approval when available.

III. Homeowner Concerns:

- A. Concerns were voiced about physically restricting cart access to the walking path between the Frederickson's and Kay's homes. A post was proposed in the center of the path, with rocks/boulders placed outside of the paths to prevent carts from driving on the lawns. Larry Jannon will follow up with Tom Frederickson to determine if there is still interest.

IV. Open Issues:

- A. Follow up on the status of road repair bids. Also look into warranty repairs that should be completed at that time.
- B. Boating Policy: A new Rules & Regulations policy has been developed by the Boat Committee. Jon will forward a copy of the new document to Kristen for distribution to the Villas residents via mail.
- C. At a previous Board meeting, there was discussion of a possible change to the Boat Reservation procedures that would provide a key fob to access the boat lockers. Given the technical challenges, the Board has tabled this idea.
- D. Given the liability of non-residents using our emergency access from Filbert, especially minors who have been observed driving recklessly, the Board has approved the full closing of the access gate. Accommodations will be made to walking traffic. A lockbox with a key will be installed for emergency vehicle access. Kristen will put out a bid request.

V. New Business:

- A. Budget planning for 2019/2020 was reviewed. Feedback was provided to Kristen to include known income and expenses. Kristen updated the budget and forwarded it to the Board by the end of the day.
- B. A review of the 2018/2019 (current) budget was completed. There were a few areas of concern, specifically the overbilling of charges by DTE, unusually high fertilizer expense (subsequently attributed to needle cast spraying), and high Building Repair & Maintenance. Kristen will work with DTE to get reimbursement of overcharges, work with Lou Ann Goldblatt to verify the costs for needle cast spraying, and determine what expenses inflated the cost of Building Repair & Maintenance.

- C. The Villas Board recently received a revised pricing schedule for services from Kramer Triad. Jon voiced a concern that pricing increases should be timed with the contract renewal. Kristen will get clarification of the effective date of the price increases.
- D. Resurfacing of Versailles Ave and LeBlanc Ct are scheduled to be performed in 2019. It's believed a portion of Versailles has previously been resurfaced (from Villa France to Quebec?). Kristen will determine the scope of area to be resurfaced and contact Allied Paving to get a price quote and get on their schedule this summer.

VI. Committee Reports:

- A. Boat Committee: Based on the feedback received from the survey of boat users, the Board will investigate the option of selling the Four Winns deckboat and replace it with a speedboat that is easier to drive, yet capable of pulling tubes, skiers, and wakeboarders.
- B. Social Committee: Checks for the Villas Holiday party have been forwarded to Kramer-Triad for deposit.
- C. Sunshine Committee: No report
- D. Safety Committee: No report
- E. Landscaping Committee: No update

VII. Property Manager's Financial Report: Accepted.

VIII. Next meeting scheduled: Monday, February 11, 2019, 10:30 AM, OPCC.

IX. Meeting adjourned: 12:01 PM.